

**tract 1**

**land use summary**

total site area	88.73 acres	sequence of construction		notes
land use	acres	phase	year	parcel
retail	26.66	I	'87	infrastructure
office	16.82	II	'88	1, 3, 4, 6, 9
office service	9.15	III	'88	2, 5, 7, 10
multi-family	33.21	IV	'90	8, 11, 12
ROW	2.89			

• this tract is outside of san antonio city limits  
 • water to be provided by city of san antonio  
 • sanitary sewer is not currently provided by city of san antonio  
 • provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

**tract 2**

**land use summary**

total site area	17.28 acres
land use	acres
retail	4.01
office	7.55
office service	4.34
ROW	1.38
<b>total</b>	<b>17.28 acres</b>

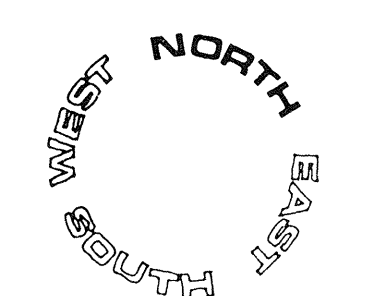
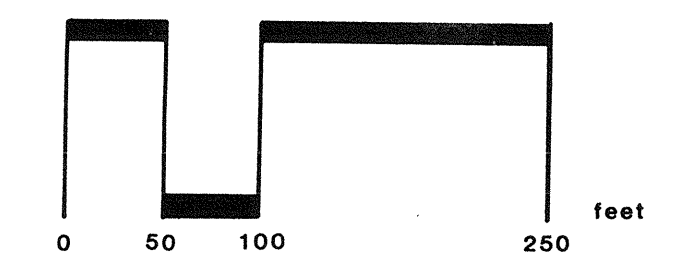
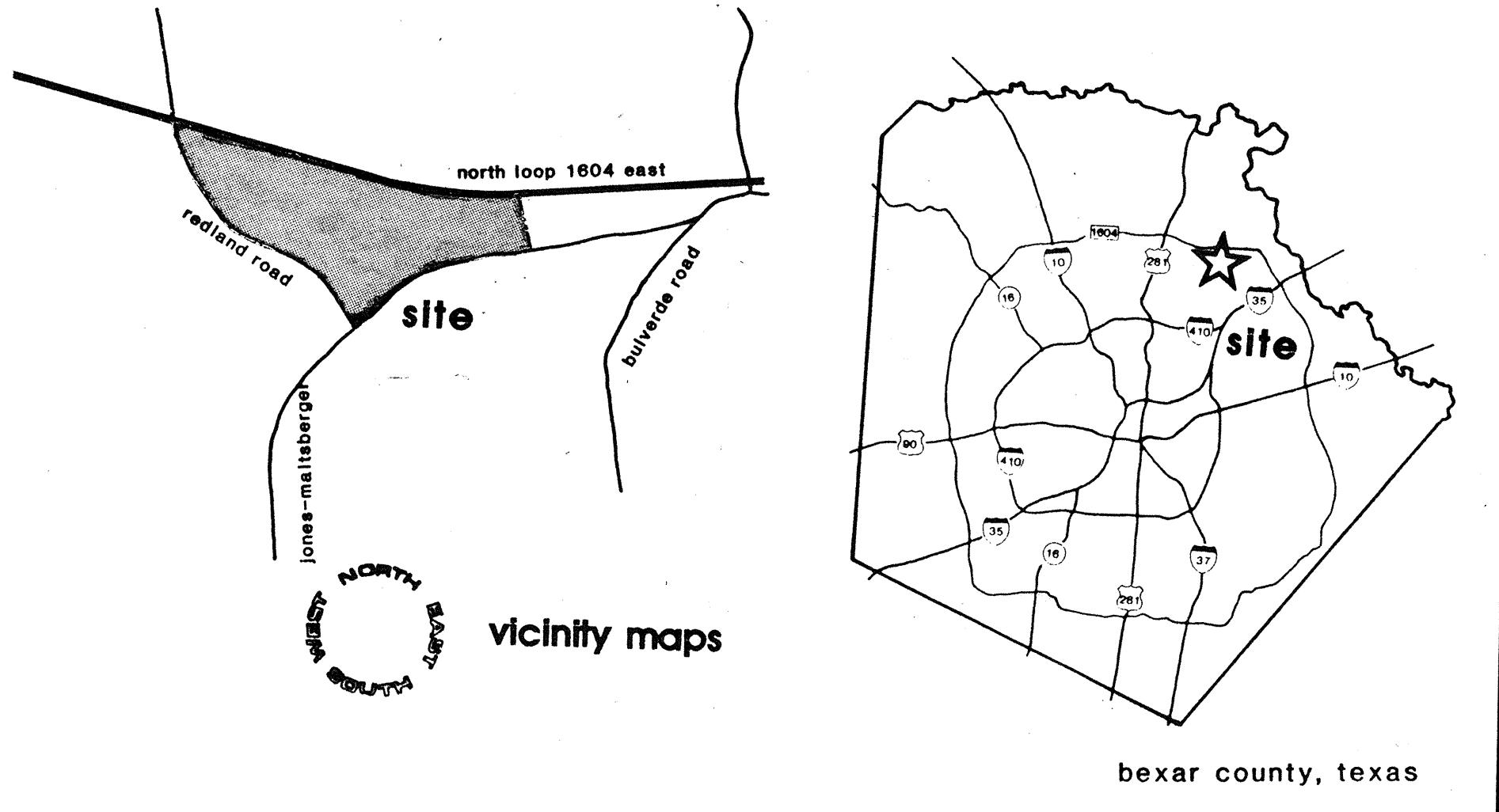
**sequence of construction**

phase	year	parcel
I	Jan. '87	infrastructure
II	'88	1, 2
III	'89	3, 4, 5

**notes**

• water to be provided by city of san antonio  
 • sanitary sewer is not currently provided by city of san antonio  
 • provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan  
 • this tract is outside of san antonio city limits

**ESPEY, HUSTON & ASSOCIATES, INC.**  
 ENGINEERING AND ENVIRONMENTAL CONSULTANTS  
 1000 General Parkway North, Suite 100, San Antonio, Texas 78232  
 (512) 491-9008

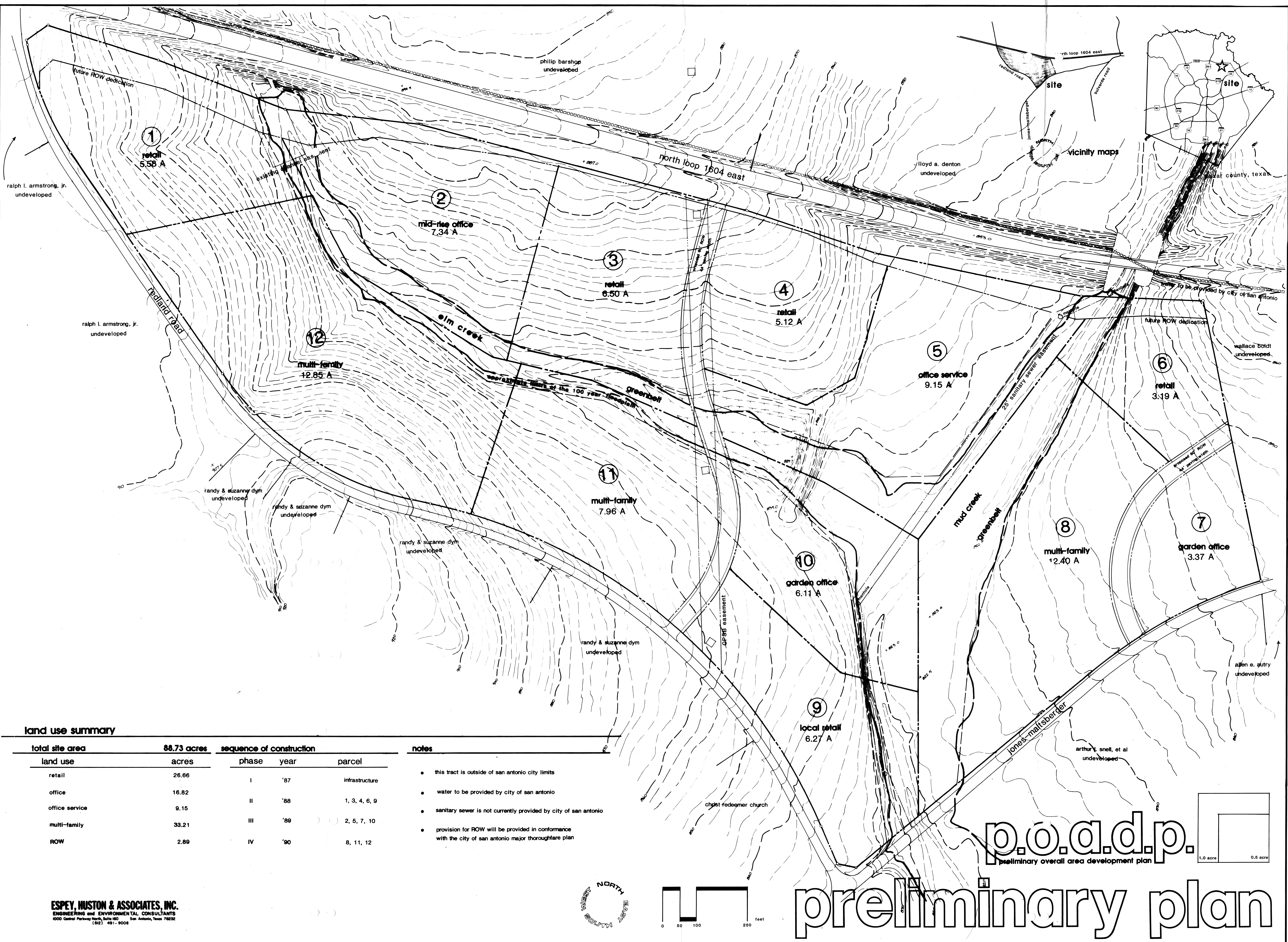


**p.o.a.d.p.**  
 preliminary overall area development plan

**88.73 & 17.28 acre tracts**  
**Wallace L. Boldt**  
 17205 Jones-Maltsberger  
 San Antonio, Texas 78247

**PLANNED ENVIRONMENTS INC.**  
**LAND PLANNERS**  
 1000 CENTRAL PKY. NORTH, SUITE 100 • SAN ANTONIO, TEXAS 78232 • 512/491-9013



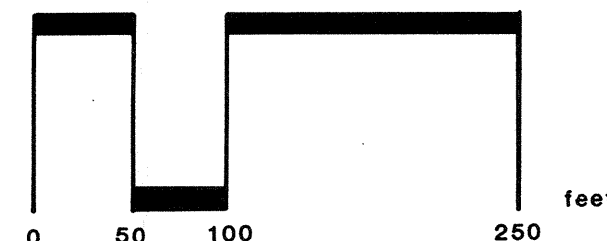
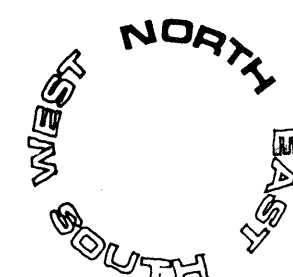


land use summary

total site area		sequence of construction		
land use	acres	phase	year	parcel
retail	26.66	I	'87	infrastructure
office	16.82	II	'88	1, 3, 4, 6, 9
office service	9.15	III	'89	2, 5, 7, 10
multi-family	33.21	IV	'90	8, 11, 12
ROW	2.89			

- notes
- this tract is outside of san antonio city limits
  - water to be provided by city of san antonio
  - sanitary sewer is not currently provided by city of san antonio
  - provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

ESPEY, HUSTON & ASSOCIATES, INC.  
ENGINEERING and ENVIRONMENTAL CONSULTANTS  
1000 Central Parkway North, Suite 100 San Antonio, Texas 78232  
(512) 491-9008



p.o.a.d.p.  
preliminary overall area development plan

1.0 acre 0.5 acre

preliminary plan

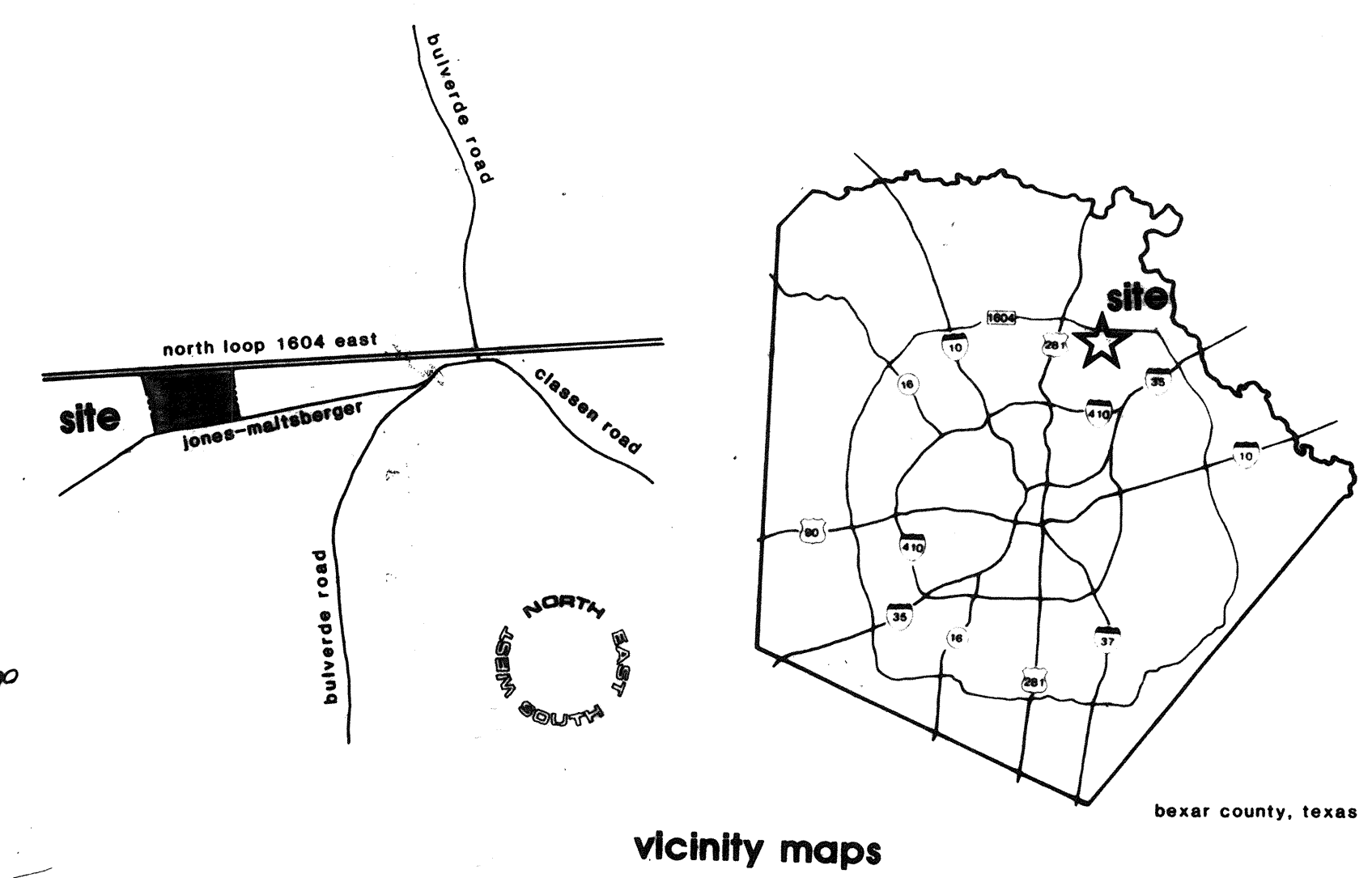
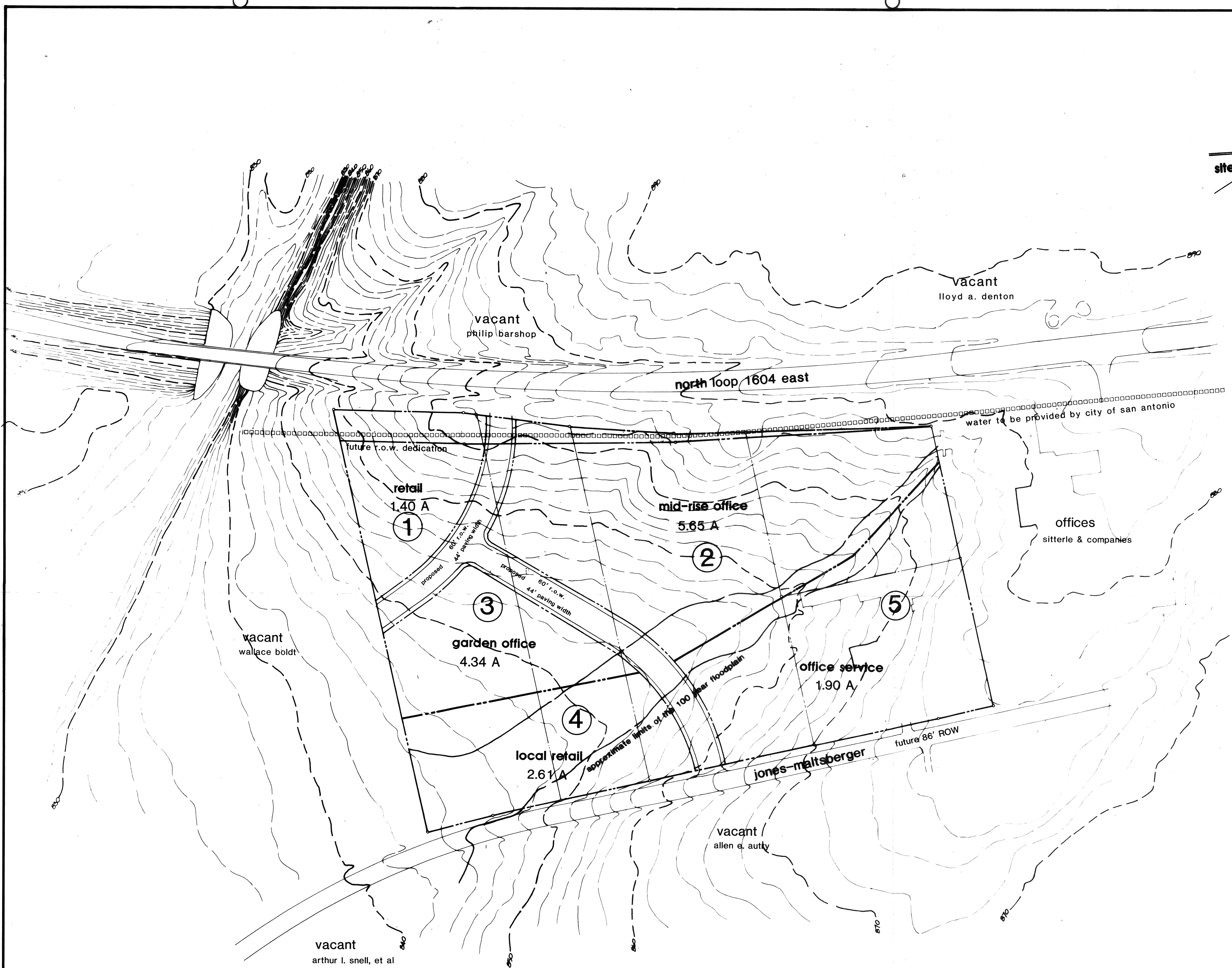
PLANNED ENVIRONMENTS INC.

LAND PLANNERS  
1000 CENTRAL PKY. NORTH, SUITE 100 ■ SAN ANTONIO, TEXAS 78232 ■ 512-491-9013

wallace i. boldt  
17205 jones-maltsberger  
san antonio, texas 78247

88.73 acre tract





land use summary

total site area	17.28 acres
land use	acres
retail	4.01
office	7.55
office service	4.34
ROW	1.38
total	17.28 acres

sequence of construction

phase	year	parcel
I	jan. '87	infrastructure
II	'88	1, 2
III	'89	3, 4, 5

notes

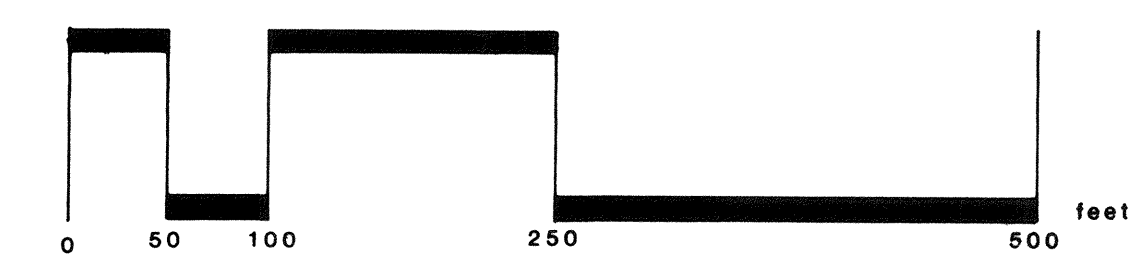
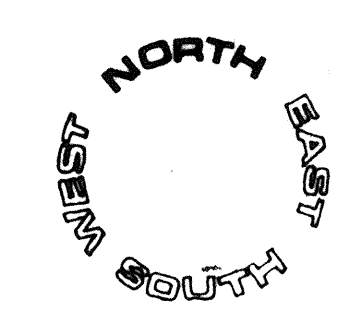
- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan
- this tract is outside of san antonio city limits

p.o.a.d.p.  
preliminary overall area development plan

preliminary plan

208

ESPEY, HUSTON & ASSOCIATES, INC.  
ENGINEERING and ENVIRONMENTAL CONSULTANTS  
1000 Central Parkway North, Suite 160 San Antonio, Texas 78232  
(512) 491-9008



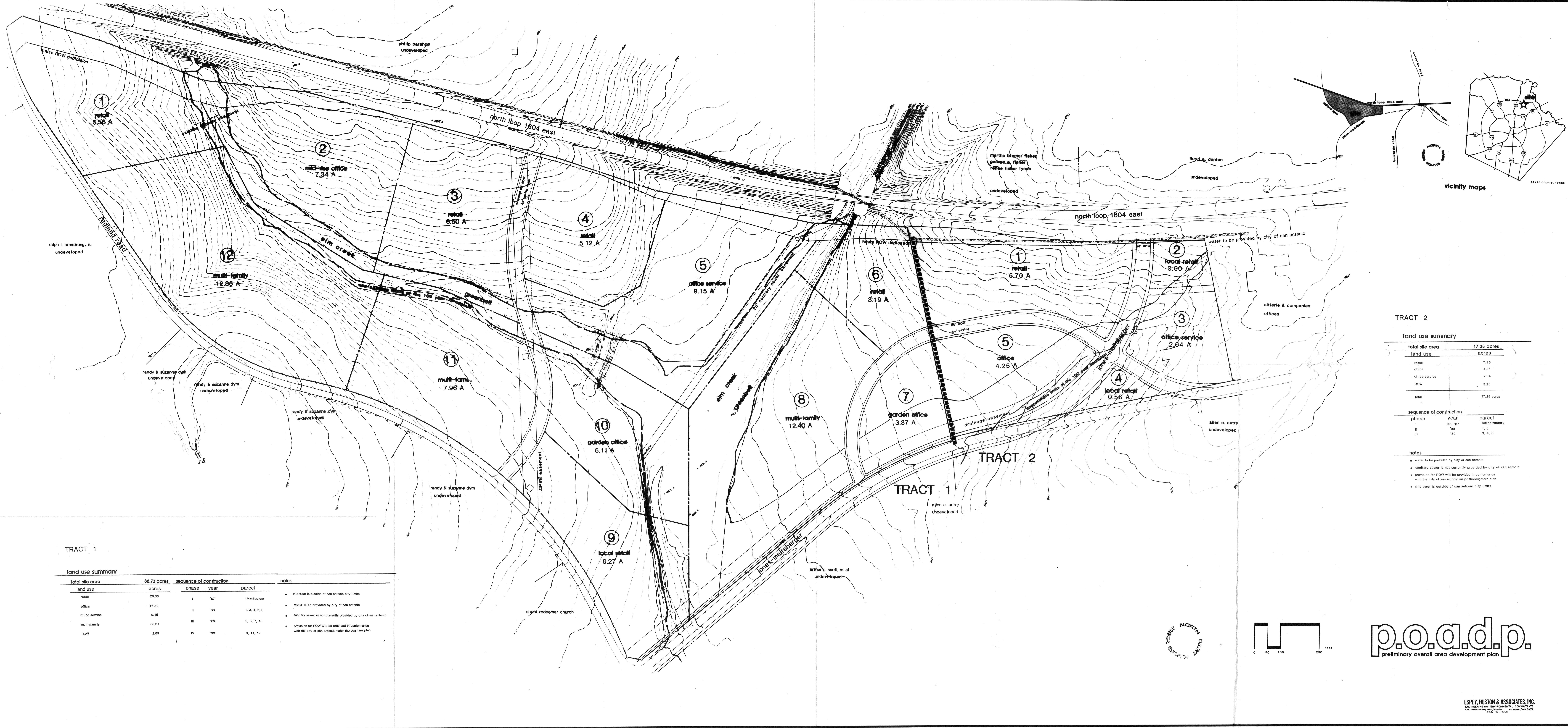
PLANNED ENVIRONMENTS INC.

wallace i. boldt  
17205 jones-maltsberger  
san antonio, texas 78247

17.28 acre tract

LAND PLANNERS  
1000 CENTRAL PARK NORTH, SUITE 160 SAN ANTONIO, TEXAS 78232 (512) 491-9013





TRACT 1

land use summary				
total site area	88.73 acres	sequence of construction		
land use	acres	phase	year	parcel
retail	26.69	I	'87	infrastructure
office	10.82	II	'88	1, 3, 4, 6, 9
office service	9.15	III	'89	2, 5, 7, 10
multi-family	33.21	IV	'90	8, 11, 12
ROW	2.89			

notes

- this tract is outside of san antonio city limits
- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

TRACT 2

land use summary	
total site area	17.28 acres
land use	acres
retail	7.16
office	4.25
office service	2.64
ROW	3.23
total	17.28 acres

sequence of construction

phase	year	parcel
I	jan. '87	infrastructure
II	'88	1, 2
III	'89	3, 4, 5

notes

- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan
- this tract is outside of san antonio city limits

p.o.a.d.p.  
preliminary overall area development plan

ESPEY, HUSTON & ASSOCIATES, INC.  
ENGINEERS AND ARCHITECTS  
1000 Capital Parkway, Suite 200  
San Antonio, Texas 78204  
(512) 481-8000

owner: wallace l. boldt  
17205 jones-maffsberger  
san antonio, texas 78247

88.73 & 17.28 ACRE TRACTS

PLANNED ENVIRONMENTS INC.  
LAND PLANNERS  
100 CENTRAL EXPRESSWAY, SUITE 200, SAN ANTONIO, TEXAS 78204-3099



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. #85-18-64-02  
(To be assigned by the Planning Dept.)

Wallace Boldt P.O.A.D.P.

P.O.A.D.P. NAME

Wallace Boldt

NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Planned Environment Inc.

NAME OF CONSULTANT

ADDRESS

491-9013

PHONE NO.

GENERAL LOCATION OF SITE Along the So. Rose. line of FM 1604,  
west of Cresson Rd.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

( ) City Water Board .

( ) Other District

Name

( ) Water Wells

PROPOSED LAND USE

( ) Single Family

( ) Duplex

( ) Multi-Family

( ) Business

( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio

( ) Other System

Name

( ) Septic Tank(s)

DATE FILED Nov. 15, 1985

REVISIONS FILED:

(if applicable)

DUE DATE OF RESPONSE Nov. 26, 1985

(Within 20 working days of receipt)

DATE OF RESPONSE

(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;
- (b) Name of the plan and the subdivisions;
- (c) Scale of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC

TRANSPORTATION STUDY OFFICE

COMMENTS:





Roy

# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

November 26, 1985

Planned Environment, Inc.  
Attn: Mr. James Latson  
1000 Central Parkway, Suite 165  
San Antonio, Texas

RE: Wallace Boldt POADP  
File #85-18-64-02

Dear Mr. Latson:

The POADP Committee has reviewed the attached plan. However, in accordance with Sec. 36-10(J) of the Subdivision Regulations, the plan is not acceptable due to noncompliance with the Major Thoroughfare Plan. The current Major Thoroughfare Plan calls for a new alignment of Jones Maltsberger Road to intersect FM 1604. In view of this, it will be necessary to coordinate the new street intersection at FM 1604 with Wendell Davis and Associates, Planning Consultant, for the Fisher Tract on the north side of FM 1604.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script, reading "Michael C. O'Neal".

Michael C. O'Neal  
Planning Administrator  
Dept. of Planning

sm  
Attach.



**DOCUMENT TRANSMITTAL**  
PLANNED ENVIRONMENTS INC.



LAND PLANNERS

To: ROY RAMOS Date 15 NOVEMBER  
DEPT. OF PLANNING

Project Name WALLACE BOLDT 88.73 & 17.28 ACRE TRACTS  
P.O.A.D.P.

Gentlemen:

We are ☒ Forwarding ☐ Returning ☒ Herewith ☐ Under separate cover the following:

<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Samples	<input type="checkbox"/> Copies
<input type="checkbox"/> Estimates	<input type="checkbox"/> Specifications	<input type="checkbox"/> _____
<input type="checkbox"/> Bulletin	<input type="checkbox"/> Tracings	<input type="checkbox"/> _____
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Sketches	<input type="checkbox"/> _____

By \_\_\_\_\_ Mail By ☒ Messenger

5 BLUELINE PRINTS  
BOTH 88.73 & 17.28 ACRE TRACTS COMBINED

RECEIVED  
1985 NOV 15 PM 3:25  
DEPT. OF PLANNING  
CURRENT PLANNING  
SECTION

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> For your information and comments | <input type="checkbox"/> Furnish with changes noted — Resubmission not required. |
| <input checked="" type="checkbox"/> As per your request               | <input type="checkbox"/> Furnish with changes noted — Resubmission required      |
| <input type="checkbox"/> For coordination purposes                    | <input type="checkbox"/> Furnish as submitted                                    |
| <input type="checkbox"/> For your files                               | <input type="checkbox"/> Revise and submit                                       |
| <input type="checkbox"/> For field use                                | <input type="checkbox"/> Please give this matter your immediate attention        |
| <input type="checkbox"/> For your approval or correction              |  |
| <input type="checkbox"/> Returned for correction                      |  |

Remarks 1000 Central Parkway North Suite 165  
78232

If enclosures received are not as listed above, notify us at once.

**PLANNED ENVIRONMENTS, INC.**  
telephone (512) 491-9013

Copies to:  
WALLACE BOLDT

By PHILLIP C. BUCK





meo  
Eddie

March 17, 1988

Mr Mike O'Neal  
Planning Administrator  
City of San Antonio  
Department of Planning  
P.O. Box 9066  
San Antonio, Texas 78285

Dear Mr. O'Neal

I am writing in response to your letter dated March 8, 1988 regarding preliminary overall area development plans still in your files. The P.O.A.D.P numbers mentioned were 140, 132, 208, and 209. Although plats have been filed on none of these they all remain active. We would appreciate your cooperation in keeping these active for another eighteen (18) months.

Thank you for your assistance, if you have any questions, please do not hesitate to contact me.

Sincerely,

PLANNED ENVIRONMENTS, INC.

James B. Latson  
Vice President  
General Manager

RECEIVED  
1988 MAR 23 PM 6:10  
DEPT. OF PLANNING  
CURRENT AFFAIRS  
DIVISION



**DOCUMENT TRANSMITTAL**  
**PLANNED ENVIRONMENTS INC.**



LAND PLANNERS

To: ROY RAMOS

Date: 11.7.85

Project Name: BOLDT 93, 16 & 17 AC TRACTS

Gentlemen:

- We are ☐ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:
- |  |   |                                 |
|--|---|---------------------------------|
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Samples        | <input type="checkbox"/> Copies |
| <input type="checkbox"/> Estimates         | <input type="checkbox"/> Specifications | <input type="checkbox"/> _____  |
| <input type="checkbox"/> Bulletin          | <input type="checkbox"/> Tracings       | <input type="checkbox"/> _____  |
| <input type="checkbox"/> Shop Drawings     | <input type="checkbox"/> Sketches       | <input type="checkbox"/> _____  |

By \_\_\_\_\_ Mail

By \_\_\_\_\_ Messenger

ROY, FIND ENCLOSED THE P.O.A.D.P.'S FOR  
BOLDT & BOLDT JOINT VENTURE TRACTS

**RECEIVED**

NOV 7 1985

**DEPARTMENT OF PLANNING**  
**Subdivision Section**

- ☒ For your information and comments  
☐ As per your request  
☐ For coordination purposes  
☐ For your files  
☐ For field use  
☒ For your approval or correction  
☐ Returned for correction

- ☒ Furnish with changes noted — Resubmission not required.  
☐ Furnish with changes noted — Resubmission required  
☐ Furnish as submitted  
☐ Revise and submit  
☐ Please give this matter your immediate attention

Remarks: \_\_\_\_\_

If enclosures received are not as listed above, notify us at once.

**PLANNED ENVIRONMENTS, INC.**

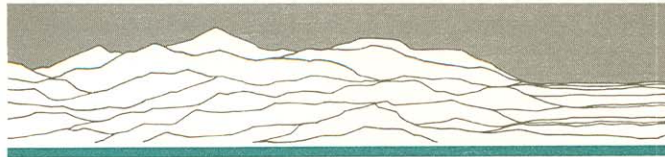
telephone (512) 491-9013

Copies to:

By James P. Jackson



PLANNED ENVIRONMENTS INC.



LAND PLANNERS

RECEIVED  
1986 FEB -5 AM 10:16  
DEPT. OF PLANNING  
CURRENT PLANNING  
SECTION

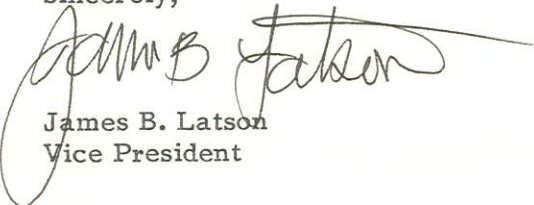
January 30, 1986

Mr. Roy Ramos  
Planning Department  
City of San Antonio  
111 Plaza De Armas  
San Antonio, Texas 78205

Dear Mr. Ramos:

I would like, by this letter, to formally request the withdrawal of the P.O.A.D.P. for the 17.28-acre Wallace Boldt Tract. As you may recall it was submitted around September or October of 1985. It was then re-submitted, at your request, combined with the adjacent 93-acre Boldt P.O.A.D.P. This request does not affect the 93-acre tract, only the smaller tract. The applicant has his offices on the 17.28-acre tract and has decided not to develop the property at this time. If you have any questions, please call.

Sincerely,



James B. Latson  
Vice President

JBL:jc

In affiliation with  
BECHTOL-HOFFPAUIR LAND STRATEGIES, INC.  
BECHTOL, HOFFPAUIR & EHRLER, INC. · TRAFFIC CONSULTANTS, INC.

1502 WEST AVENUE · AUSTIN, TEXAS 78701 · 512/474-0806  
1000 CENTRAL PARKWAY NORTH, SUITE 165 · SAN ANTONIO, TEXAS 78232 · 512/491-9013